

CITY OF VANCOUVER
REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, May 7, 1974, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
 Aldermen Bowers, Gibson, Harcourt, Hardwick,
 Marzari, Massey, Pendakur, Rankin,
 and Volrich.

ABSENT: Alderman Linnell (Leave of Absence)

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The City Clerk advised that the 'In Camera' Committee had approved the items for the 'In Camera' meeting this evening.

ILLNESS: SUPERINTENDENT
 OF PARKS

The Mayor informed the Council that he had been advised that Mr. Lefeaux, the Superintendent of Parks, was presently ill in hospital.

MOVED by Ald. Gibson,
 SECONDED by Ald. Pendakur,

THAT the Council express to Mr. Lefeaux its best wishes for his speedy recovery.

- CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
 SECONDED by Ald. Pendakur,

THAT the Minutes of the Regular Council Meeting dated April 30, 1974, be adopted, with the exception of the 'In Camera' portion.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
 SECONDED by Ald. Pendakur,

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS

1. Park Board:
Various Matters

At the Council meeting of April 9, 1974, the following subjects were brought to the attention of Council, and the Park Board was requested to appear before Council in explanation of these matters:

- (a) Vanier Park - Proposed Restaurant

Commissioner McCreery advised that a request had been received from a private restaurant owner to locate a restaurant in the general area of Vanier Park. The Park Board had requested the staff to assess the request and report on the feasibility and desirability of locating restaurants in the parks system.

cont'd....

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DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Park Board: Various Matters
(continued)

(b) Increased Admission -
Vancouver Public Aquarium

Commissioner McCreery explained that the Aquarium had asked the Park Board to increase the present admission fees for children and senior citizens from 25¢ to 50¢ per child and from 10¢ to 25¢ for senior citizens. The group rate for children had also been increased from 10¢ to 25¢. It was explained that the Park Board had previously rejected an increase in admission but after an explanation, finally agreed to the increase.

MOVED by Ald. Rankin,

THAT the Park Board be urged to not permit an increase of admission fees to the Aquarium for children and senior citizens.

- CARRIED

(Aldermen Bowers, Massey and Mayor Phillips voted against the motion)

(c) Van Dusen Botanical Gardens - Donation
from MacMillan Bloedel Limited

Commissioner McCreery introduced representatives from MacMillan Bloedel Limited and the architect responsible for the proposed forest and forestry exhibit which will be built and maintained in the Van Dusen Botanical Gardens. Slides were shown, a model displayed and an illustrative proposal circulated on the project.

Council was advised that MacMillan Bloedel will be responsible for the basic upkeep of the project on a continuing basis and that a detailed submission in this regard will be made to the Park Board.

MOVED by Ald. Massey,

THAT the Council extend a vote of appreciation to MacMillan Bloedel Limited for its generous gift of a forestry exhibition for the Van Dusen Botanical Gardens.

- CARRIED UNANIMOUSLY

2. Store Closing Hours

Council on April 2, 1974, deferred consideration of a clause of the Finance and Administration Committee report on store closing hours, pending the hearing of a delegation from the Barbers' Union Local 120. Mr. J. Richardson, Secretary of the organization, appeared and spoke against changing the existing by-law which requires that barber shops be closed for one full business day each week.

Two representatives of men's hairstylist shops also addressed Council. Mr. G. Passegger suggested that the matter be referred back to the Finance and Administration Committee for further study because he was unprepared to speak in detail to the matter. The other representative urged the Council to repeal the existing by-law with respect to barber shops hours of business.

MOVED by Ald. Bowers,

THAT, as recommended by the Finance and Administration Committee, no further action be taken in regard to the Shops Closing By-law, except further consideration be given to Part II of the By-law.

- CARRIED UNANIMOUSLY

cont'd....

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DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Store Closing Hours
(continued)

MOVED by Ald. Bowers,

THAT in regard to Part II of the By-law that regulates the hours of business of barber shops, the Corporation Counsel be instructed to draft an amendment to the By-law which will repeal the requirement that barber shops be closed for one full business day each week.

- LOST

(Aldermen Gibson, Hardwick, Marzari, Massey, Rankin and Volrich voted against the motion.)

(Alderman Harcourt was given permission by Council to abstain from voting because of his previous business involvement with the parties concerned.)

It was agreed to defer consideration of the following Unfinished Business Items, pending the hearing of delegations this evening.

3. W.C.T.U. Brief re Alcohol Problem
4. 1974 Civic Grant Requests: Social Services - Appeals
5. Civic Grant Request: Appeal Folkfest '74.

COMMUNICATIONS OR PETITIONS

1. Setting of Date re License Appeal:
Tattoo Parlour, 15 Blood Alley

The Council noted the following communication dated May 2, 1974, from Mr. Bryan Zuk:

"I wish to appeal the decision of the Chief License Inspector who has turned down my application to carry on the business of a tattoo parlour at 15 Blood Alley, Vancouver. I am enclosing a photocopy of the letter of Mr. Harrell to indicate the basis for his refusal.

I have all my equipment purchased and at the present time, in answer to the medical question which appears to be based on the fact that tattooing under unsanitary conditions causes infectious hepatitis, I can assure you that this is well-known to tattoo artists and at the present time we now have sterilizing equipment which absolutely ensures that all the needles will be used under the most sterile conditions.

I would wish to appear in person before City Council to contest this rejection of my licence."

MOVED by Ald. Hardwick,

THAT Mr. Zuk be permitted to appear before Council to speak against the rejection of his license application, and the arrangements in this regard be left in the hands of the City Clerk.

- CARRIED UNANSIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

2. Delegation Request re Use of
New Provincial Courts Building

Council noted a letter from the Downtown Eastside Residents' Association dated April 28, 1974, requesting to appear before the Council as a delegation on the use of the new Provincial Courts Building for low-income and elderly citizens' housing. Following discussion regarding the new building, it was

MOVED by Ald. Rankin,
THAT the City of Vancouver express to the Provincial Government its preference for the use of this building as a Courthouse and;

FURTHER THAT the Provincial Government be requested to purchase the building at cost from the City.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
THAT the letter from the Downtown Eastside Residents' Association be received.

- CARRIED UNANIMOUSLY

3. Grant Request: Variety
Club Telethon

The Council noted a copy of a letter from the Variety Club Telethon dated November 16, 1973, in which the organization is requesting a grant of \$13,000 in connection with the fund-raising concert which was held early this year in the Queen Elizabeth Theatre. Council was advised that the organization is requesting to appear as a delegation on the matter.

MOVED by Ald. Pendakur,
THAT the delegation request of the Variety Club Telethon be granted and arrangements be left in the hands of the City Clerk.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS

A. BOARD OF ADMINISTRATION
GENERAL REPORT, May 3, 1974

Works and Utility Matters
(May 3, 1974)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Closure of Portion of Maple Street between 6th and 7th Avenues
- Cl. 2: Street Closure - Columbia Street from Alexander Street to Powell Street

The Council took action as follows:

Closure of Portion of Maple Street
between 6th and 7th Avenues (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendations of the Board of Administration contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Works and Utility Matters
May 3, 1974 (continued)

Street Closure - Columbia Street from
Alexander Street to Powell Street
(Clause 2)

MOVED by Ald. Harcourt,
THAT the recommendation of the Board of Administration
contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Building and Planning Matters
(May 3, 1974)

The Council considered this report which contains four
clauses identified as follows:

- Cl. 1: Street Naming Committee
- Cl. 2: Strata Title Application - New Construction
at 444 East 6th Avenue
- Cl. 3: Strata Title Application - New Construction
at 2255 West 5th Avenue
- Cl. 4: Strata Title Application - New Construction
at 813 East Broadway

The Council took action as follows:

Street Naming Committee
(Clause 1)

MOVED by Ald. Gibson,
THAT no action be taken with respect to the renaming of the
portion of Granville Street referred to in this Clause.

- CARRIED

(Alderman Bowers and Mayor Phillips voted against the
motion)

Strata Title Application - New Construction
at 444 East 6th Avenue (Clause 2)

MOVED by Ald. Pendakur,
THAT the application of J.H.D. Investments Limited, under
the Strata Titles Act re new Apartment Construction at 444 East
6th Avenue, be approved, subject to application of relevant
By-laws.

- CARRIED UNANIMOUSLY

Strata Title Application - New Construction
at 2255 West 5th Avenue (Clause 3)

MOVED by Ald. Pendakur,
THAT the application of Pacific Strata Services Ltd., under
the Strata Titles Act re new Apartment Construction at 2255 West
5th Avenue, be approved, subject to application of relevant
By-laws.

- CARRIED UNANIMOUSLY

Strata Title Application - New Construction
at 813 East Broadway (Clause 4)

MOVED by Ald. Pendakur,
THAT the application of C.K. Developments Ltd., under the
Strata Titles Act re new Apartment Construction at 813 East Broadway,
be approved, subject to application of relevant By-laws.

- CARRIED UNANIMOUSLY

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Finance Matters
(May 3, 1974)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Investment Matters (Various Funds)
March, 1974
- Cl. 2: Social Planning Department, Staffing Requirement

The Council took action as follows:

MOVED by Ald. Harcourt,

THAT the recommendations of the Board of Administration contained in Clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(May 3, 1974)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Position of Chief License Inspector
- Cl. 2: Summer Hours, 1974 - Inside and
Related Staff
- Cl. 3: City Engineer - Retirement

The Council took action as follows:

Position of Chief License Inspector
(Clause 1)

MOVED by Ald. Hardwick,

THAT the first paragraph of the recommendation of the Board of Administration contained in this Clause be referred back to the Finance and Administration Committee for further consideration and report, and that Dr. Bryson be appointed Acting Chief License Inspector and Business Tax Collector in the interim.

- CARRIED

(Aldermen Bowers, Harcourt and Rankin voted against the motion)

Summer Hours, 1974 - Inside and
Related Staff (Clause 2)

MOVED by Ald. Hardwick,

THAT the recommendations of the Board of Administration contained in this Clause be approved.

- CARRIED UNANIMOUSLY

City Engineer - Retirement (Clause 3)

MOVED by Ald. Hardwick,

THAT this clause be received for information, and the Council express to Mr. G. Lawson the Council's appreciation for his long and valuable service to the City, and

FURTHER THAT the Mayor arrange for an appropriate occasion to recognize Mr. Lawson's service.

- CARRIED UNANIMOUSLY

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Property Matters
(May 3, 1974)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Rental Review, City Lots 17-19, Block A2, D.L. 2037
260 Terminal Avenue
- Cl. 2: Authority to Demolish 3675 Ellis Avenue

The Council took action as follows:

MOVED by Ald. Harcourt,
THAT the recommendations of the Board of Administration
contained in Clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

B. DEPARTMENT GENERAL
REPORT, May 3, 1974

Finance Matters
May 3, 1974

MOVED by Ald. Marzari,
THAT the recommendation of the Director of Social Planning
contained in this report with respect to Information Centres, be
approved.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

C. Report of Standing Committee on
Social Services, April 25, 1974

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Inventory of Temporary and Emergency Accommodation
in Vancouver
- Cl. 2: Grant Request - Opportunities Rehabilitation
Workshop
- Cl. 3: D.E.R.A. Request for Temporary Use of Proposed 'Hard
to House' Residence Site as Allotment Garden
- Cl. 4: Possible Day Care Sites
- Cl. 5: God's Rescue Mission - 1974 Grant Request

The Council took action as follows:

Inventory of Temporary and Emergency
Accommodation in Vancouver (Clause 1)

MOVED by Ald. Rankin,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Grant Request - Opportunities
Rehabilitation Workshop (Clause 2)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this
Clause, be approved.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

cont'd....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Social Services, April 25, 1974
(continued)

D.E.R.A. Request for Temporary Use of
Proposed 'Hard to House' Residence Site
as Allotment Garden (Clause 3)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this
Clause be approved.

- CARRIED UNANIMOUSLY

Possible Day Care Sites
(Clause 4)

It was noted in this Clause that Alderman Marzari had agreed
to look at the Park Superintendent's residence as to its suitability
for a day care centre. Alderman Marzari reported this day that it
was most suitable and would be most appropriate as a day care centre.

MOVED by Ald. Marzari,
THAT in respect to the Park Superintendent's residence on
Lagoon Drive, the Supervisor of Property and Insurance meet with
the Park Board with a view to obtaining approval to convert the
premises for use as a day care centre with appropriate leasing
arrangements.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT the remaining recommendation of the Committee in this
Clause be approved, and the resolution be received for information.

- CARRIED UNANIMOUSLY

God's Rescue Mission - 1974
Grant Request (Clause 5)

MOVED by Ald. Rankin,
THAT a grant of \$4,000 to the God's Rescue Mission for 1974
be approved subject to cost-sharing under C.A.P.

- LOST NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Bowers, Massey and Volrich voted against the
motion)

MOVED by Ald. Bowers,
THAT the recommendations as contained in this Clause be
approved.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

(During consideration of the foregoing report, Alderman
Pendakur left the meeting.)

RECOGNITION - Mr. Milton M. Harrell,
Chief License Inspector & Business
Tax Collector

At this point in the proceedings, the Council recognized
Mr. Milton M. Harrell, the City's Chief License Inspector and
Business Tax Collector who was accompanied by Mrs. Harrell
and their two daughters.

The Mayor commended Mr. Harrell on his contribution to the
City and his years of service, and presented him with gold cuff
links and an appropriate certificate.

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Council recessed at approximately 3:45 p.m.

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The Council reconvened at approximately 4:05 p.m. in open session in the Council Chamber with the same members present with the exception of Alderman Pendakur.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

D. Report of Standing Committee
on Community Development,
April 25, 1974

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Rivtow Straits
- Cl. 2: Urban Open Space - West Broadway and MacKenzie Streets
- Cl. 3: Condition for the Sale of Lots in the Adanac Area

The Council took action as follows:

MOVED by Ald. Volrich,
THAT the recommendations of the Committee contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

E. Report of Standing Committee
on Waterfront, April 25, 1974

MOVED by Ald. Rankin,
THAT this report of the Committee with respect to a Draft Sign By-law be received for information.

- CARRIED UNANIMOUSLY

F. Report of Standing Committee
on Finance & Administration,
May 2, 1974

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: "Step '74" Student Summer Employment
- Cl. 2: Potential Changes in Taxation Policy
- Cl. 3: Property Tax Exemption - Metropolitan Co-operative Theatre Society
- Cl. 4: Proposed Major Study re Indemnities for Mayor and Aldermen
- Cl. 5: Indemnities for 1974 for Park Board Commissioners
- Cl. 6: V.T.R. Equipment Presentation

The Council took action as follows:

MOVED by Ald. Bowers,
THAT Clauses 1, 4 and 6 of this report be received for information.

- CARRIED UNANIMOUSLY

Potential Changes in Taxation
Policy (Clause 2)

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Gibson, Hardwick and Rankin voted against the motion)

cont'd....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee
on Finance & Administration,
May 2, 1974 (continued)

Property Tax Exemption - Metropolitan
Co-operative Theatre Society (Clause 3)

MOVED by Ald. Bowers,

THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

Indemnities for 1974 for Park
Board Commissioners (Clause 5)

MOVED by Ald. Massey,

THAT the Provincial Government be requested to amend the Vancouver City Charter whereby the limit of the indemnities to the Park Board Commissioners will be removed and left to the discretion of Council by means of a By-law.

- LOST

(Aldermen Gibson, Hardwick, Marzari, Rankin and Volrich
voted against the motion)

MOVED by Ald. Hardwick,

THAT the Provincial Government be requested to amend the Vancouver City Charter to increase the indemnities to Park Board Commissioners up to an amount of \$2,000.

- CARRIED UNANIMOUSLY

(During consideration of the foregoing report, Alderman
Pendakur returned to the meeting.)

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,

SECONDED by Ald. Gibson,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO LEVY A RATE ON PROPERTY TO
RAISE MONIES TO BE PAID TO THE GREATER
VANCOUVER REGIONAL DISTRICT

MOVED by Ald. Bowers,

SECONDED by Ald. Hardwick,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer
declared the By-law open for discussion and amendments.

Therebeing no amendments, it was

MOVED by Ald. Bowers,

SECONDED by Ald. Hardwick,

THAT the By-law be given second and third readings and the
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

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BY-LAW (cont'd)

2. BY-LAW TO LEVY A RATE ON PROPERTY TO
RAISE MONIES REQUIRED TO BE PAID TO
THE GREATER VANCOUVER REGIONAL HOSPITAL
DISTRICT

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO REGULATE THE POSSESSION
OF KNIVES ON STREETS

MOVED by Ald. Volrich,
SECONDED by Ald. Bowers,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Volrich,
SECONDED by Ald. Bowers,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Closure of Portion of Maple Street
Between 6th and 7th Avenues

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. Shalom Branch No. 178 Building Society is the owner of the property on the west side of Maple Street, namely Lot "E", Block 285, District Lot 526, Plan 15315 upon which they are going to erect a Senior Citizens' Home.
3. If a portion of Maple Street between 6th Avenue and 7th Avenue adjacent to said Lot "E" is added to said Lot "E" to create a larger site, the Provincial Government is prepared to support a development for Senior Citizens on the enlarged site.
4. A portion of Maple Street between 6th Avenue and 7th Avenue is surplus to the City's highway requirements;

THEREFORE BE IT RESOLVED THAT the hereinafter described portion of road be closed, stopped up and conveyed to the owner of abutting Lot "E", Block 285, District Lot 526, said portion of road described as follows:

cont'd....

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MOTIONS (cont'd)

Closure of Portion of Maple Street
Between 6th and 7th Avenues (continued)

COMMENCING at the southeasterly corner of Lot "E", Block 285, District Lot 526, Plan 15315;

THENCE North 240.08 feet, more or less, following in the easterly limit of said Lot "E" to the northeasterly corner of said Lot "E",

THENCE S 89° 59' 40" E, 40 feet, following in the easterly production of the northerly limit of said Lot "E".

THENCE South 112.08 feet, following in a line drawn parallel to the easterly limit of said Lot "E".

THENCE southeasterly in the arc of a tangential incular curve of radius 18 feet, 28.27 feet.

THENCE East 22 feet more or less to intersection with the westerly limit of Lot 20, Block 286 said District Lot 526 at a point 2 feet south of the northwesterly corner of said Lot 20.

THENCE South 110 feet, more or less, following in the westerly limit of said Lot 20 to the southwesterly corner of said Lot 20.

THENCE West 80 feet more or less to the point of commencement.

The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated April 25, 1974 and marginally numbered LE 3999 a print of which is hereunto annexed.

AND BE IT FURTHER RESOLVED THAT the said closed road be subdivided with adjacent said Lot "E".

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Hardwick -
G.V.R.D. Regional
Planning Strategy

reminded the Council of a meeting re G.V.R.D. Regional Planning Strategy to be held on Wednesday, May 8, 1974, and suggested that all members of Council attend if possible, as a number of the items to be discussed are pertinent to Vancouver planning, e.g., transit routes.

The Council recessed at approximately 4:40 p.m. to reconvene 'In Camera' at 7:15 p.m.

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The Council reconvened at approximately 7.35 p.m. in the Council Chamber, with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick,
Marzari, Massey, Pendakur, Rankin
and Volrich

ABSENT:, Alderman Linnell (Leave of Absence)

UNFINISHED BUSINESS AND
DELEGATIONS

1. Woman's Christian Temperance Union

Mrs H.S. Rogers of the W.C.T.U. appeared before Council as a delegation, speaking in support of her Organization's brief on the topic "Alcohol is Canada's Most Serious Non-Medical Drug Use Problem". It was advised that copies of this submission had been forwarded to the Provincial and Federal Governments, and particular reference was made to the following recommendations contained in the submission:

1. That a province-wide and/or nation-wide educational campaign, similar to Canada's anti-smoking, and France's anti-alcohol campaigns be started.
2. That those families with an alcoholic member be recognized and treated before he and all the other members of his family are severely damaged.
3. That the Liquor Industry be requested to assume some responsibility for the social damage caused by the sedative-hypnotic drug, alcohol..
4. That the Liquor Industry be compelled to label the contents of all Canadian and imported bottles and cans containing alcohol, with the warning that alcohol is a sedative-hypnotic drug..
5. That a ban on tobacco and alcohol advertising be reconsidered.
6. That Business and Industry be encouraged to detect and arrest alcoholism in the early stages.
7. "The federal health department is anxious to finance alcohol-related research and rehabilitation programs." (Sun, Feb 12/1974, p.12) That action be taken in this respect by the B.C. Government.

MOVED by Ald. Pendakur
SECONDED by Ald. Rankin

THAT the submission from the Woman's Christian Temperance Union be received and recommendations 1 - 7 as quoted above, be endorsed,

- (amended)

MOVED by Ald. Volrich (in amendment)
SECONDED by Ald. Bowers

THAT the foregoing motion by Alderman Pendakur be amended by excluding recommendations 4 and 5 from the endorsement.

- CARRIED

(Ald. Gibson, Rankin and Harcourt voted against the motion)

CONTINUED.

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Woman's Christian Temperance Union (Contd)

The Motion, as amended and reading as follows, was put and CARRIED:

MOVED by Ald. Pendakur,
SECONDED by Ald. Rankin

THAT the submission from the Woman's Christian Temperance Union be received and the following recommendations be endorsed:

- That a province-wide and/or nation-wide educational campaign, similar to Canada's anti-smoking, and France's anti-alcohol campaigns be started.
- That those families with an alcoholic member be recognized and treated before he and all the other members of his family are severely damaged.
- That the Liquor Industry be requested to assume some responsibility for the social damage caused by the sedative-hypnotic drug, alcohol..
- That Business and Industry be encouraged to detect and arrest alcoholism in the early stages.
- "The federal health department is anxious to finance alcohol-related research and rehabilitation programs." (Sun, Feb 12/1974, p.12) That action be taken in this respect by the B.C. Government.

- CARRIED

(Ald. Bowers and Massey voted against the motion as amended)

2. 1974 Civic Grant Requests
Social Services - Appeals.

Council, on April 23, 1974, when considering a joint report from the Finance and Administration and Social Services Committees dated April 11, 1974, received recommendations in the report proposing "no action" on certain grant requests. Council also agreed to hear any organizations who wished to appeal the decisions of Council made on April 23, 1974.

Pursuant thereto, Council heard the following delegations and took action as noted:

a. Vancouver People's Law School.

Mrs Diana Davidson, representing the organization, spoke in support of its request for \$16,800, and answered questions with respect to the functions of the school.

MOVED by Ald. Harcourt,
SECONDED by Ald. Gibson,

THAT a grant of \$16,800 be approved to the Vancouver People's Law School, for one year, on a non-recurring basis.

- LOST

(Ald. Bowers, Massey, Pendakur, Volrich and the Mayor, voted against the motion)

MOVED by Ald. Bowers
SECONDED by Ald. Massey

THAT a grant of \$10,000 be approved to the Vancouver People's Law School, for one year, on a non-recurring basis.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

b. B.C. Civil Liberties Association.

Dr. Robson, representing the organization, spoke in support of its \$10,000 grant request and gave details of the group's budget.

MOVED by Ald. Bowers,
SECONDED by Ald. Rankin

THAT a grant of \$5,000 to the B.C. Civil Liberties Association be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

c. Society for the Prevention
Cruelty to Animals. (S.P.C.A.)

Council on April 23, 1974 had approved a grant of \$6,600 to this organization. Mr. Holmes requested consideration of an additional grant of \$2,400 to permit the organization to continue its operation within the City. On a question raised, Mr. Holmes indicated his organization would be prepared to take over the operation of the City Pound, providing certain existing policies were changed.

MOVED by Ald. Hardwick
SECONDED by Ald. Rankin

THAT an additional grant of \$2,400 to the Society for the Prevention of Cruelty to Animals, be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

d. Elizabeth Fry Society.

Mrs. Allerdice gave details of the functions of the organization and advised that a grant of \$12,975 requested was primarily for rehabilitation of shoplifters.

MOVED by Ald. Marzari
SECONDED by Ald. Gibson

THAT a grant of \$10,000 to the Elizabeth Fry Society be approved on a one year non-recurring basis, subject to C.A.P. cost-sharing.

- LOST

(Ald. Bowers, Harcourt, Hardwick, Pendakur,
Rankin, Volrich and the Mayor, voted
against the motion)

e. Western Institute for the Deaf.

Dr. Robinson, representing the organization, spoke in support of its grant request for \$12,000, and gave particulars of funding from the senior governments.

MOVED by Ald. Rankin
SECONDED by Ald. Hardwick

THAT a grant of \$7,700 to the Western Institute for the Deaf, be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

Regular Council, May 7, 1974. 16

f. B.C. Borstal Association

Mr. K. Maddison, representing the association, spoke in support of its request for a \$3,600 grant, advising that it was for capital improvements and, therefore, the request would not be on an annual basis.

MOVED by Ald. Hardwick
SECONDED by Ald. Gibson

THAT a grant of \$3,600 to the B.C. Borstal Association be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

3. Folkfest '74.

Council, on April 23, 1974, when considering a grant request from the Folkfest '74 organization, passed the following motion:

"That a city grant of \$10,000 be approved to the Folkfest and an additional amount of up to \$10,000 be granted on a matching basis with local merchants."

Mr. Rogan, representing the organization, addressed Council, appealing its decision with respect to this grant and requesting an outright grant of \$20,000.

MOVED by Ald. Pendakur
SECONDED by Ald. Bowers

THAT the motion of Council of April 23, 1974, on this matter be amended by deleting the conditions re the additional amount of \$10,000, so that a total grant of \$20,000 is contributed by the City.

- CARRIED BY THE
REQUIRED MAJORITY.

(Ald. Rankin voted against the motion)

NEW BUSINESS

Vancouver Police Union - Strike Notice.

Council discussed a news media report which indicated that the Vancouver Police Union intends serving 72 hour strike notice on the City, as talks between the Union and the mediator had broken down. Concern was expressed on the possibility of a walk-out by the City's police force.

The Council adjourned at approximately 9.15 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting
of May 7, 1974, adopted on May 14, 1974.

A. Phillips
MAYOR

R. Henry
DEPUTY CITY CLERK

Board of Administration, May 3, 1974 (WORKS - 1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Portion of Maple Street Between 6th and 7th Avenue

The City Engineer reports as follows:

"The following is an excerpt from Council minutes of April 9, 1974:

'Council considered a report from the City Engineer dated April 5, concerning a proposal from the Shalom Branch of the Royal Canadian Legion to purchase part of Maple Street, between 7th Avenue and railway right-of-way to be used as part of a site for a Senior Citizens' Home. The report commented on the proposal with respect to Traffic, Development Opportunity and Utilities. Council also noted a letter from Adolph Ingre, Consulting Engineers for the Royal Canadian Legion applying for the sale of this part of Maple Street for one dollar. The letter indicated that the Provincial Government is prepared to support a development of three or four storeys in height with a grant of one-third of costs on an enlarged site. This would lead to a substantial reduction in rents as compared to a previously proposed high-rise development on the original site.

MOVED by Ald. Bowers,

That the City sell the site, as per request from the Shalom Branch of the Royal Canadian Legion for one dollar, to allow construction of a Senior Citizens' Home to take place, subject to:

- (a) the satisfaction of the City Engineer in relation to utilities services,
- (b) the Organization paying any re-location costs involved,
- (c) the project proceeding as proposed.'

CARRIED UNANIMOUSLY

Both the City Engineer and Adolph Ingre understood at the time the report was prepared that C.M.H.C. were developing the east side of Maple Street between 6th Avenue and 7th Avenue. This is not so as they are only building from the south side of the lane, south of 6th Avenue to 7th Avenue. With private ownership of the lot on the southeast corner of 6th Avenue, the closing of any part of the Maple Street - 6th Avenue intersection is not practical and access has to remain over the east half of Maple Street from 6th Avenue to the lane south. Mr. Ingre is aware of these changes and is in agreement with them.

I RECOMMEND that the motion passed April 9th, 1974 be rescinded.

I further RECOMMEND that all that portion of road shown outlined red on plan marginally numbered LE3999 be closed, stopped up and conveyed to the abutting owner on the west side of Maple Street subject to the following conditions:

- (a) The cost of the closed road be one dollar,
- (b) A right-of-way be granted the City for underground utilities.
- (c) The cost of removal or rerouting of any utilities and all costs to physically effect the closing of the street to be to the applicants account.
- (d) The surplus portion of road be added to the abutting property on the west side of the street by a subdivision plan satisfactory to the Approving Officer.
- (e) Any agreement to be satisfactory to the Director of Legal Services and the City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

Board of Administration, May 3, 1974 (WORKS - 2)

2. Street Closure - Columbia Street from Alexander Street
to Powell Street

The City Engineer reports as follows:

"In a letter dated April 22, 1974, Seventh Wave Films Limited, 1251 Howe Street, Vancouver, B. C. requested that Columbia Street from Alexander Street to Powell Street be closed to vehicular traffic on Sunday May 12, 1974 from 7:00 a.m. to 2:00 p.m.

The purpose of the street closure is to provide an area where a traffic 'jam' may be staged and filmed for inclusion in a feature film.

There are no objections to the proposal from a Police Department or Traffic Engineering standpoint, and transit is not affected.

Accordingly, it is RECOMMENDED that Seventh Wave Films Limited be permitted to close to vehicular traffic, Columbia Street from Alexander Street to Powell Street on Sunday May 12, 1974 from 7:00 a.m. to 2:00 p.m. subject to the following conditions:

1. The applicants enter into an arrangement satisfactory to the Corporation Counsel indemnifying the City against any claims that may arise from the street closure.
2. The cost of temporary traffic controls be borne by the applicant.
3. The cost of any street cleaning required over and above normal street cleaning be borne by the applicant."

Your Board RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 350

Board of Administration, May 3, 1974 (BUILDING - 1)

BUILDING AND PLANNING MATTERS

A-4

RECOMMENDATION

1. Street Naming Committee

The City Clerk reports as follows:

"A meeting of the Street Naming Committee was held on Thursday, April 18, 1974. The Committee was requested by the City Engineer's representative to consider changing the name of that portion of Granville Street presently under construction for the Granville Transit Mall to the Granville Mall.

The Committee RECOMMENDS that that portion of Granville Street from the North side of Nelson Street to the South side of Cordova Street be renamed Granville Mall and that the Corporation Counsel be requested to prepare the necessary amending by-law to By-Law No. 4054, being the Street Naming By-Law."

Your Board RECOMMENDS the foregoing recommendation of the Street Naming Committee be approved.

CONSIDERATION

2. Strata Title Application - New Construction
444 East 6th Avenue - Lot 'A', Block 102,
D.L. 264A, Plan 15108
30 Dwelling Units
J.H.D. Investments Ltd.
119 - 4232 Sardia Street, Burnaby, B. C.

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Titles Applications for new buildings, an application has been received from J.H.D. Investments Ltd., for approval of a Strata Plan for a new three storey with basement, wood frame apartment building, containing thirty (30) dwelling units at 444 East 6th Avenue.

The applicants have submitted a prospectus which provides the following information under the appropriate sections of the regulations:

N.B: See appendix "A" for site plan.

Section 1 (2) - Financing

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following:

Subsection (a) - The true interest on financing

The developer will endeavor to make available for purchasers mortgage financing at prevailing interest rates with no bonusing. However, the customer is entirely free to negotiate any mortgage he may wish.

Up to \$5,000.00 for second mortgage financing would be available through the British Columbia Homeowner Assistance Plan to those who qualify.

cont'd

Board of Administration, May 3, 1974 (BUILDING - 2)

Clause No.2 continued

Subsection (b) - Any bonusing of Financing

NIL - see above

Subsection (c) - Details of a management contract and monthly servicing

A management contract has been negotiated with Strataco Management Ltd. and will be executed when the Strata Plan has been deposited at the Land Registry Office.

The contract is terminable as provided in the agreement and in accordance with the provisions of the Strata Titles Act.

A copy of the proposed contract is attached to the prospectus.

Monthly Maintenance Costs

The monthly maintainance assessment ranges from a low of \$33 to a high of \$55 per suite and includes the cost of the following items:

General operating

- insurance
- management fee
- legal fees
- audit fee
- stationery and bank charges

General Maintenance

- cleaning
- decorating
- structural
- electrical
- plumbing
- heating
- elevator
- parking and miscellaneous

Utilities

- electricity
- gas
- water
- garbage
- intercom
- laundry

General Reserve

- reserves for replacement of roof and common area carpeting, etc.

Subsection (d) - Taxes and all other costs

An estimate of the property taxes attributable to the various units, net of the Homeowners' Grant, range from a low of \$176 net per year to a high of \$295 net per year.

The taxes given only apply to those qualified to receive the Homeowners' Grant.

Other than property taxes referred to above and the monthly assessment referred to in paragraph four above, there are no other anticipated common expenses.

cont'd

Clause No.2 continued

Subsection (e) - Shared facilities and common areas

The Director of Planning has examined the prospectus and plans and finds the following:

a) Parking

Each Strata lot will be assigned the exclusive use of one parking space in the underground parking garage. A limited number of additional spaces are available at additional cost.

b) Patios and Balconies

- 1) Each ground floor Strata lot will be granted exclusive use of the paved patio area contiguous to its' living-dining room.
- 2) The balconies attached to and directly accessible to the Strata lot are for exclusive use of the Strata lot.

Other common areas are:

- c) Storage Rooms
- d) Laundry Room
- e) Lobby
- f) Elevator
- g) Corridors & Stairs
- h) Outside Areas

Attached to the prospectus is a copy of by-laws proposed for the Strata Corporation.

Section 1 (3) - Quality of Construction

The City Building Inspector advises that he has received a letter from Daine M. Sarter, Architect, in which he states that the above building compares favourably with the quality control standards set by the C.M.H.C., as contained in the Canadian Code for Residential Construction."

Your Board recommends that the foregoing report of the Director of Planning and the Director of Finance be received for the CONSIDERATION of Council.

- 3. Strata Title Application - New Construction
2255 West 5th Avenue - Lot 'C', Block 243,
D.L. 526, Plan 15302. 45 Dwelling Units
Owner: Giacinto Bonan

The Director of Planning and the Director of Finance report as follows:-

"In accordance with the City's current regulations governing the approval of Strata Title Applications for new buildings, an application has been received from Pacific Strata Services Ltd., 302 - 145 West 15th Street, North Vancouver, for approval of a Strata Plan for a new three storey with basement, wood frame apartment building, containing forty-five (45) dwelling units at 2255 West 15th Avenue.

Board of Administration, May 3, 1974 (BUILDING - 4)

Clause No.3 continued

The applicants have submitted a prospectus which provides the following information under the appropriate sections of the regulations:-

N.B.: See appendix "A" for Site Plan.

SECTION 1 (2) - FINANCING

The Director of Finance has reviewed the prospectus with regard to the finance information and finds the following:-

Subsection (a) THE TRUE INTEREST ON ANY FINANCING

Subsection (b) ANY BONUSING OF FINANCING

Units in Villa Fiorita may be purchased clear title or purchasers may arrange their own mortgages. Royal Trust Company will offer mortgages to qualifying purchasers at the interest rate current at the time of application and without bonusing.

B.C. Homeowner Assistance Plan second mortgages of up to \$5,000 will be available to qualifying purchasers.

Subsection (c) DETAILS OF A MANAGEMENT CONTRACT AND MONTHLY SERVICING

Property management is currently by Pacific Strata Services Ltd., a professional condominium management company.

Pacific Strata Services Ltd. agrees to offer the Strata Corporation full management services at \$5 per month for occupied units and \$3 per month for unoccupied units still unsold and owned by the developer.

The duties and obligations of the property manager and of the Strata Corporation are as detailed in the attached proposed management contract. According to recent amendment to the Strata Titles Act, any management contract may be cancelled on a 3 months' notice by the Strata Corporation.

The estimated monthly operating expenses to Strata lot owners range from a low of \$26.00 to a high of \$49.00.

Estimated monthly operating expenses are based on the proposed annual budget; amounts allowed are considered adequate by Pacific Strata Services Ltd. Individual strata lots are assigned their share of operating costs according to unit entitlement.

ESTIMATED ANNUAL OPERATING COSTS

B. C. Hydro:	electricity for common areas plus heating for units and common areas	\$7,155.00
Insurance:	common property including liability	912.00
Maintenance, Janitorial, gardening and supplies		5,520.00
Water Service		673.00
Elevator Maintenance		350.00*
Repairs:	estimated for first year only during building warranty period	200.00
B. C. Tel Enterphone		530.00
Laundry:	leased equipment including repairs and replacement	720.00

cont'd

Board of Administration, May 3, 1974 (BUILDING - 5)

Clause No.3 continued

Garbage:	City of Vancouver	600.00
Property Management		2,700.00
Initial Supplies & Equipment		170.00
Contingencies		<u>200.00</u>
		<u>\$19,730.00</u>

* Elevator maintenance will be \$350.00 for the first year and an estimated \$600.00 per year for subsequent year. Low cost for first year is due to warranty.

Cablevision is not included.

A proposed management contract with Pacific Strata Services Ltd. is attached to the prospectus.

Subsection (d) TAXES AND ALL OTHER COSTS

Purchasers who qualify for the B.C. Homeowner's Grant will receive a tax reduction of \$200.00 and \$50.00 additional if over age 65, plus \$30.00 to \$40.00 for the recently added school tax removal and resources grant.

Estimated annual gross taxes for strata lots range between a low of \$226.00 to a high of \$341.00. The basis for the tax figure is information from the City of Vancouver tax department regarding the 1973 taxes for a comparable condominium. A 10% increase over this 1973 figure has been added.

Expenses estimated above represent the total cost to a purchaser for taxes, maintenance of the common property, and operation of the Strata Corporation.

Subsection (e) SHARED FACILITIES AND COMMON AREAS

The Director of Planning has examined the prospectus and plans and finds the following:-

The common property of the Strata Corporation consists of all land contained within the Strata Plan plus all that portion of the building not comprised into Strata Lots, and includes the following facilities:

Underground parking structure with space for 45 cars

Elevator, two stairwells, and hallways

Lobby

Recreation room and two saunas

Three laundry rooms, one per floor, with equipment leased as outlined in the proposed budget (see above)

Locker room with 46 lockers

Garbage, electrical and mechanical rooms

Patios and balconies

cont'd

Board of Administration, May 3, 1974 (BUILDING - 6)

Clause No.3 continued

The limited common property consists of that portion of the common property which is assigned for the exclusive use of the owner and occupier of a particular Strata Lot, namely, for each and every Strata Lot:

one parking stall in the underground parking structure

one storage locker in the basement locker room

one balcony or patio, specifically the balcony or patio adjacent to the Strata Lot.

SECTION 1 (3) QUALITY OF CONSTRUCTION

The City Building Inspector advises that he has received a letter from R. Rapske, Architect, in which he states that the above building compares favourably with the quality control standards set by the C.M.H.C., as contained in the Canadian Code for Residential Construction."

Your Board recommends that the foregoing report of the Director of Planning and the Director of Finance be received for the CONSIDERATION of Council.

4. Strata Title Application - New Construction
813 East Broadway - Lot 'A', Block 117,
D.L. 264A, Plan 15097,
17 Dwelling Units,
C.K. Developments Ltd.

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title Applications for new buildings, an application has been received from C.K. Developments Ltd., for approval of a Strata Plan for a new three storey with basement, wood frame apartment building, containing seventeen (17) dwelling units at 813 East Broadway.

The applicants have submitted a prospectus which provides the following information under the appropriate sections of the regulations:

N.B: See appendix "A" for site plan.

Section 1 (2) - Financing

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following:

Subsection (a) - The true interest on financing

Purchase monies have been arranged through the Bank of Montreal, 10th Avenue and Granville Street Branch, Vancouver, British Columbia. Purchase mortgages to qualifying purchasers may be arranged to a maximum of ninety-five per cent (95%) of value, appraised by Mortgage Insurance Corporation of Canada, of each Strata Lot with payment amortized over a period of twenty-five (25) years, subject to repayment within five (5) years. The true interest charge with respect to such purchase mortgages shall be ten per cent (10%) per annum, calculated half-yearly not in advance. The Purchasers shall be entitled to arrange their own purchase mortgages if they so desire.

cont'd ..

Board of Administration, May 3, 1974 (BUILDING - 7)

Clause No.4 continued

Subsection (b) - Any bonusing of Financing

No bonus or like cost will be charged with respect to purchase mortgage financing arranged through the Bank of Montreal, aforesaid.

Subsection (c) - Details of a management contract and monthly services

Immediately upon filing of the Strata Plan the undersigned will enter into a management contract with Block Bros. Realty Ltd., which said management contract will have an initial term of one (1) year and will contain, inter alia, the following terms and conditions:

- i) management fees payable to the Manager during the initial term of twelve (12) months shall not exceed an average of Nine dollars (\$9.00) per Strata Lot per month (aggregate charge for such services shall not exceed One hundred fifty-three dollars (\$153.00) per month);
- ii) the Manager shall be charged with carrying out the day to day management of the property and to report to the Strata Council from time to time with respect to details and costs of services provided and any recommendations with respect thereto;
- iii) the Manager shall be charged with enforcing the By-laws of the Strata Corporation and the rules and regulations regulating the use of the common property;
- iv) the Manager shall collect and receive all monies payable by the Strata Lot owners to the Strata Corporation under the By-laws and shall hold the same in trust for the Strata Corporation and to apply the same in payment of accounts properly incurred by or on behalf of the Strata Corporation;
- v) the Manager shall repair and maintain the property on behalf of the Strata Corporation and will arrange and pay for water and sewer services, garden maintenance garbage collection, janitorial services, property insurance, etc.,
- vi) the Manager shall maintain at its own expense a comprehensive system of records and proper books of account reflecting all dealings and transactions involved in the management of the property and to render to the Corporation monthly management accounts with respect thereto;
- vii) the Manager shall prepare an estimated budget, at least once in each twelve (12) month period, setting forth an itemized statement of the estimate of all common expenses of the Strata Corporation for the ensuing year.

The Purchasers' attention is drawn to Section 6, Subsection 6, of the Strata Titles Act, Chapter 46 of the Statutes of British Columbia, 1966, as amended, wherein the Strata Corporation shall be entitled to terminate any management agreement upon three (3) months notice. Any Purchaser shall be entitled to receive a full copy of the management agreement, without charge, upon request in writing to the undersigned.

cont'd

Board of Administration, May 3, 1974 (BUILDING - 8)

Clause No.4 continued

Monthly Maintenance Costs

The estimated monthly assessments for each Strata Lot are as follows:

Strata Lot	Square Feet as to living areas	of Strata Lot As to parking areas	Unit Entitle-ment	Estimated Cost	
				Per Month	Per Annum
1	763	157	92	\$ 26.07	\$ 312.40
2	793	157	95	26.88	322.60
3	756	151	91	25.75	309.00
4	1038	151	119	33.68	404.10
5	1062	151	121	34.24	410.90
6	763	151	92	26.03	312.40
7	793	151	95	26.88	322.60
8	756	151	91	25.75	309.00
9	1038	157	119	33.68	404.10
10	712	157	86	24.33	292.00
11	738	157	89	25.19	302.20
12	763	157	92	26.07	312.40
13	793	151	95	26.88	322.60
14	756	151	91	25.75	309.00
15	1038	151	119	33.68	404.10
16	712	151	86	24.33	292.00
17	738	151	89	25.19	302.20

The above estimates include the following:

- General operating - caretaker, building insurance, management fee;
- General maintenance - cleaning, decorating, structural, electrical, plumbing, heating, parking and miscellaneous;
- Utilities - fuel and electricity for heating and lighting of common areas, water, scavenging;
- General Reserve - reserves for replacement of roof, common area carpeting, common area building entrance, etc.

Purchasers shall be responsible for the cost, to be directly metered or assessed to or against each Strata Lot, with respect to

- (a) heating of living areas of each Strata Lot,
- (b) electricity,
- (c) telephone and cablevision.

Subsection (d) - Taxes and all other costs

Strata Lots will be individually assessed by the City of Vancouver with respect to real property taxes. It will be the responsibility of each Strata Lot owner to pay assessed taxes directly to the City of Vancouver. It is estimated that real property taxes attributable to the respective Strata Lots for the 1974 taxation year, net of home owners' grant, if available, shall be as follows:

<u>Strata Lot</u>	<u>Unit Entitlement</u>	
1	92	\$ 188.20
2	95	194.34
3	91	186.16
4	119	243.44
5	121	247.58
6	92	188.20
7	95	194.34
8	91	186.16
9	119	243.44
10	86	175.93
11	89	182.06
12	92	188.20
13	95	194.34
14	91	186.16
15	119	243.44
16	86	175.93
17	89	182.06

cont'd ...

Clause No.4 continued

The undersigned is not aware of any further costs to Purchasers excluding those costs normally incurred by Purchasers such as cost of conveyance, personal insurance, etc.

Subsection (e) - Shared Facilities and Common Area

The Director of Planning has examined the prospectus and plans and finds the following:

(a) Storage Lockers

Each Strata Lot will be assigned the exclusive use of one storage locker located in the locker room on the underground floor of the building;

(b) Laundry Room

The laundry room and facilities situated on the underground floor of the building shall be for the exclusive use of the owners of the Strata Lot.

(c) Parking

Within each Strata Lot is contained an area of either 151 square feet or 157 square feet, situated on the underground floor of the building, intended and available for the parking of one motor vehicle.

(d) Balconies and Patios

Within each Strata Lot is contained a balcony or patio area attached to and contiguous to the respective living and dining room areas of each Strata Lot.

Attached to the prospectus also is a copy of by-laws prepared for the Strata Corporation.

Section 1 (3) - Quality of Construction

The City Building Inspector advises that he has received a letter from Lort & Lort, Architects, in which they state that the above building compares favourably with the quality control standards set by the C.M.H.C. as contained in the Canadian Code for Residential Construction."

Your Board recommends that the foregoing report of the Director of Planning and the Director of Finance be received for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 351

Board of Administration, May 3, 1974 (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Investment Matters (Various Funds) March, 1974

The Director of Finance reports as follows:

- "(a) Security Transactions during the month of March, 1974.
(b) Summary of Securities held by the General and Capital Accounts.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Costs	Term Days	Annual Yield %
Chartered Bank Deposit Receipts and Government Notes						
Mar. 4	Alberta Treasury Bills	Mar.8/74	\$ 978,008.11	\$ 977,060.50	4	8.85
4	Bank of British Columbia	Mar.5/74	2,000,424.66	2,000,000.00	1	7.75
5	Royal Bank of Canada	Mar.15/74	1,503,501.37	1,500,000.00	10	8.52
6	Provincial Bank of Can.	Mar.22/74	795,629.91	792,587.84	16	8.75
8	Royal Bank of Canada	Mar.15/74	991,604.20	989,941.10	7	8.76
			\$6,269,168.25	\$6,259,589.44		

DEBT CHARGES EQUALIZATION FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Costs	Term Days	Annual Yield %
Chartered Bank Deposit Receipts and Government Notes						
Mar. 1	Mercantile Bank of Canada	Apr. 30/74	\$ 450,000.00	\$443,576.25	60	8.81

SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Costs	Term Days	Annual Yield %
Chartered Bank Deposit Receipts and Government Notes						
Mar. 1	Mercantile Bank of Canada	April 1/74	\$1,493,164.58	\$1,482,075.00	31	8.81

CEMETERY PERPETUAL CARE MAINTENANCE TRANSACTIONS (PURCHASES)

Date	Type of Securities	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
Debentures							
Mar. 8	City of Vancouver 6%	June 15/80	\$2,000.00	\$84.50	\$1,690.00	6/3	9.30
27	City of Vancouver 5½%	Mar.1/78	1,000.00	88.65	886.50	3/11	9.00
			\$3,000.00		\$2,576.50		

(b) SUMMARY OF SECURITIES HELD IN
GENERAL AND CAPITAL ACCOUNTS ONLY AS AT MARCH 31, 1974

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Banks Deposit Receipts and Government Notes	\$7,085,873.56	\$6,777,627.93
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	\$ 398,000.00	\$ 401,525.59 "

Your Board RECOMMENDS that the foregoing report of the Director of Finance on Investment Matters (Various Funds) for March, 1974, be approved.

Board of Administration, May 3, 1974 (FINANCE - 2)

2. Social Planning Department - Staffing Requirement

Your Board has received the following report from the Administrative Analyst:

"A review of the clerical and secretarial staffing requirements of the Social Planning Department has now been completed. There are three (3) established positions:

- 1 - Clerk Steno IV
- 1 - Clerk Steno III
- 1 - Clerk Typist II

At the present time a vacancy exists for the Clerk Typist II position but because of the secretarial requirements for the Granville Street Mall Committee, the position has been filled temporarily at the Planning Assistant II level, P.G.17 (\$738-883).

The Clerk - Steno IV provides secretarial services to the Director and at least one Social Planner. The Clerk - Steno III provides secretarial services to the 'Social Services Planning Division' headed by Mr. Purdy.

The Planning Assistant II provides, in addition to providing services to the Granville Street Mall Committee, secretarial services to the Social Planners of the 'Social Development Division' headed by Mr. Baker.

This arrangement has been in effect since March 1, 1974 and a similar arrangement was in effect for two months prior to that date. The experience of the department is that the senior stenographers are being constantly interrupted by the need to answer telephone calls and the enquiries of persons attending at the Social Planning office.

In order to overcome the difficulties encountered, it is recommended that one additional position of Clerk Stenographer be established on a permanent basis. This position can then be used as the position against which the temporary Planning Assistant II position is held, thereby releasing the permanent Clerk Typist II position to be filled immediately.

The Director of Personnel Services reports as follows:

'I have reviewed the duties and responsibilities of the new position recommended by the Administrative Analyst, and report as follows:

I find that the duties and responsibilities fall substantially within Class Specification No. 011, Clerk Stenographer III, Pay Grade 13 (622-738) and recommend that it be classified as such.

The estimated annual recurring cost of this proposal based on the first step of the 1974 range, and including fringe benefits at 10%, will be approximately \$8,200. This report has been discussed with the Business Manager of the Vancouver Municipal & Regional Employees' Union, who concurs with the classification.'

cont'd

Clause No. 2 (cont'd)

The secretarial and clerical positions, if approved, will then be:

- 1 - Clerk Steno IV - Secretary to Department Head.
- 1 - Clerk Steno III - Secretary - Social Development Division & Granville Street Mall Committee.
- 1 - Clerk Steno III - Secretary - Social Services Planning Division.
- 1 - Clerk Typist II - Reception and general office duties.

To provide space for this position, a partition and filing cabinets must be moved and a desk, chair and typewriter provided.

It is also recommended that the Department use open shelf filing to conserve space and reduce time spent filing material.

Estimate of Costs - 1974

1 - Clerk Steno III, PG.13 -	\$622/7 mths.	\$4,354
Fringe benefits 12½%		544
		\$4,898
<u>Less</u> Fed. & Prov. Cost Sharing 45%		2,204
		\$2,694
1 - Steno Desk	\$280	
1 - Steno Chair	60	
1 - Electric Typewriter	715	
Move partition and telephone	275	
2 - 42" Sections open shelf filing)	700	
File covers and sundries)		
Changeover cost, say	750	\$2,780
	Total:	\$5,474

The Comptroller of Accounts recommends that if this report is approved, the necessary funds be made available from Contingency reserves."

Your Board RECOMMENDS adoption of the recommendations of this report.

FOR COUNCIL ACTION SEE PAGE(S) 352

Board of Administration, May 3, 1974 (PERSONNEL - 1)

PERSONNEL MATTERS

A-8

RECOMMENDATION

1. Position of Chief License Inspector

City Council, on February 27, 1973, adopted a report concerning re-organization of the Licencing section of the Department of Permits and Licences. One of the recommendations approved on that date read:

"Effective upon retirement of the incumbent, the position of Chief Licencing Inspector and Business Tax Collector be abolished and at that time the title be transferred to the Department Head."

The incumbent, Mr. M.M. Harrell, in a memorandum of April 11, 1974 confirmed that his retirement date is June 1, 1974 and that he will be proceeding on vacation on May 6, 1974.

Your Board RECOMMENDS that the position of Chief License Inspector and Business Tax Collector be abolished effective June 1, 1974 (the retirement date of the incumbent) and that the title be transferred to Dr. H. Bryson, the Department Head of the Department of Permits and Licenses, effective upon that date.

FURTHER THAT Dr. H. Bryson be appointed Acting Chief License Inspector and Business Tax Collector from May 6 to May 31, 1974.

2. Summer Hours, 1974 - Inside and Related Staff

The Acting Director of Personnel Services reports as follows:

"Summer hours of work for employees who normally work 9:00 a.m. - 5:00 p.m. were adjusted to 8:30 a.m. - 4:30 p.m. on a trial basis for the months of June, July and August of 1973 as a result of a demand by the Vancouver Municipal & Regional Employees' Union during 1972 contract negotiations. The Union has asked that summer hours be instituted again in 1974.

A survey of Department Heads was conducted in July, 1973 to evaluate the positive and negative effects of summer hours as they related to efficiency, service to the public and cost.

The results indicated that the change to 8:30 a.m. - 4:30 p.m. did not have a great deal of impact one way or the other, but that on balance, the positive effects outweighed the negative ones. The costs to the City were minimal and the majority reaction of Department Heads was favourable. The effects on service to the public appeared to be negligible.

The change to summer hours for June, July and August of 1974 has been discussed with the Department Heads. Most have no objection to the change. However, it has been agreed that the following groups will maintain their winter hours:

1. Queen Elizabeth Theatre - all staff
2. Health Department - Health Inspectors
3. Police Department - a few clerical police support staff.

Also inside employees of the Parks Board would work from 8:45 a.m. to 4:30 p.m. with the regular 45 minutes for lunch, as was the case last summer.

I recommend that the hours of work for employees under the jurisdiction of the VMREU who normally work between 9:00 a.m. and 5:00 p.m. be adjusted to 8:30 a.m. - 4:30 p.m. for the months of June, July and August of 1974 with the above noted exceptions.

I further recommend that this arrangement be extended to Excluded and Senior Staff, Electrical Inspectors, Electrical Technicians, (The Fire Chief has advised that it would not be practical to adjust

Cont'd . . .

Board of Administration, May 3, 1974 (PERSONNEL - 2)

Clause #2 continued:

the hours of the Fire Wardens).

The above recommendations have been discussed with the Unions involved who have indicated their agreement."

Your Board RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be approved.

INFORMATION

3. City Engineer - Retirement

Your Board has received the attached letter of retirement from Mr. Gordon Lawson, the City Engineer.

The usual posting and advertising to fill the vacant position will be done in advance of Mr. Lawson's leaving the service should filling the position create further vacancies within the Department.

FOR COUNCIL ACTION SEE PAGE(S) 352

A-9

Board of Administration, May 3, 1974(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATIONS

1. Rental Review
City Lots 17-19, Block A2, D.L. 2037
260 Terminal Avenue

The Supervisor of Property and Insurance reports as follows:-

"The above property, (Lots 17-19, Block A2, D.L. 2037), is leased to Fontile Corporation Limited for 21 years as of January 1, 1968, and is improved with a two-storey warehouse. The current rental is \$1,050.00 per month plus taxes. The rental is subject to review and the lessees have, after negotiation, agreed to pay a rental of \$1,625.00 per month plus taxes as of January 1, 1974.

The Supervisor of Property and Insurance is of the opinion that the proposed rental is realistic.

RECOMMENDED:

That the rental on the above premises be increased to \$1,625.00 per month plus taxes as if levied, as of January 1, 1974."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

2. Authority to Demolish
3675 Ellis Avenue

The Supervisor of Property and Insurance reports as follows:-

"The subject property, legally described as Lots 68 & 69, Subdivision of Lots 3-10, 12, 15, 16, 19, 21 to 32 and 34, Blocks 24 to 29, D.L. 330 & 331, was acquired October 27th, 1961 as per Resolution of City Council, October 17th, 1961, for future Re-plotting purposes in the South-East Sector (now part of Champlain Heights Replotting Area).

Improvements on the site consist of a one-storey 675 sq. ft. dwelling and garage erected in 1910. The dwelling has been rented continuously since its acquisition by the City. Ellis Avenue is not open at this point and access is by a dirt trail, which is not usable during snowfall.

The dwelling has recently become vacated and is in a deteriorated condition due to age and extreme vandalism at the time of vacating.

Considerable expenditure, in excess of \$7,000.00, is required for new concrete foundations, heating, roof, plumbing and septic tank, before the dwelling could be rerented. It is not considered reasonable to expend these sums in view of the limited life of the building, since it will have to be demolished in the process of redevelopment of this portion of Champlain Heights.

Cont'd . . .

Board of Administration, May 3, 1974(PROPERTIES - 2)

Clause 2 Cont'd

It is, therefore,

RECOMMENDED:

That the Supervisor of Property and Insurance be authorized to call for tenders and to award the contract for demolition of the dwelling known as 3675 Ellis Avenue."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 353

B-7

Department Report, May 3, 1974 (FINANCE - 1)

FINANCE MATTERSRECOMMENDATION1. Information Centres

The joint meeting of the Standing Committees of Council on Finance and Social Services held on April 11, 1974 resolved:

"To refer the portion of the report on funding of information centres back to the Director of Social Planning for revision of the grant recommendations to reflect the increased operating costs, for early report to Council."

The Director of Social Planning reports that after consultation with Information Centre representatives, the revised recommended grant for Information Centres for the four month period, April to July is \$18,720. (See attached table for a breakdown by Information Centre.) This represents an increase of \$2,985 over the original recommendation.

Before the end of this interim four month period, the Director of Social Planning will report to Council on the results of meetings with Information Centres and the Department of Human Resources re future funding of the centres.

Therefore, the Director of Social Planning RECOMMENDS approval of a grant of \$18,720 for the four month period, April to July, to pay for rent, phone, heat, light and associated expenses for thirteen Information Centres. Further, that the Director of Social Planning report back to Council before the end of this four month period on future funding of Information Centres.

FOR COUNCIL ACTION SEE PAGE(S) 353

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

April 25, 1974

A meeting of the Standing Committee of Council on Social Services was held in the No.1 Committee Room, third floor, City Hall, on Thursday, April 25, 1974, at approximately 1:40 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Marzari
Alderman Gibson

ABSENT: Alderman Hardwick

CLERK: M. Cross

The Minutes of the meetings of April 4 and 11 were adopted.

INFORMATION

1. Inventory of Temporary and Emergency Accommodation in Vancouver

At its meeting on April 11, 1974, the Committee requested Mr. Steve Butterworth, Department of Human Resources, to report back with an inventory of all temporary and emergency accommodation available in Vancouver as well as the hostel accommodation expected to be required over the next few years.

In a report dated April 19, 1974, Mr. Butterworth provided a comprehensive list of all temporary and emergency accommodation service in Vancouver and their occupancy rates. He advised that Vancouver was in need of another hostel, without counselling facilities, which would provide 200 beds. This would provide adequate accommodation for the next 4 or 5 years.

RESOLVED

THAT the report be deferred pending submission of recommendations on the question of accommodation and hostels by Messrs. Steve Butterworth, Department of Human Resources, and D. Purdy, Social Planning Department.

FURTHER THAT the report on the Indian Centre be submitted concurrently.

(The comprehensive listing of all temporary and emergency accommodation services in Vancouver and their occupancy rates is on file in the City Clerk's Office.)

cont'd

Standing Committee of Council on Social Services 2
 April 25, 1974

RECOMMENDATION

2. Grant Request - Opportunities Rehabilitation Workshop

In a report dated April 11, 1974, the Director of Social Planning reported that the Opportunities Rehabilitation Workshop is requesting a non-recurring grant of \$12,800 from the City of Vancouver to cover the cost of re-routing utilities and related costs entailed in the closure of a lane between their present facility and the proposed new facility located north of Pender Street and west of Victoria Drive. The City Engineer's report recommending this closure, subject to conditions, was approved by Council on March 5, 1974.

Representatives of the Opportunities Rehabilitation Workshop were present and submitted a financial statement as of December 31, 1973.

RECOMMENDED

THAT Council approve a non-recurring grant of \$12,800 for the Opportunities Rehabilitation Workshop.

3. D.E.R.A. Request for Temporary Use of Proposed "Hard to House" Residence Site as Allotment Garden

In a letter Mr. Bruce Eriksen, President of Downtown Eastside Residents' Association, requested the Committee to consider leasing the open lot in the 300 Block, East Cordova, designated as the "hard to house" residence site, to residents of the area for a garden.

A report dated April 24, 1974, from the Supervisor of Property and Insurance was distributed at the meeting. It reads in part:

"The subject property was acquired during the past year, the dwellings demolished approximately the end of February, 1974.

The Greater Vancouver Regional District has been given the responsibility of this project from preliminary design through to completion of construction. I have today (April 23, 1974); discussed the matter with Mr. Jim Moodie of the Regional District and he advises that working drawings are now underway but that physical possession of the site would not be earlier than the end of August, 1974.

Title to the property is still with the City. There would therefore, appear to be no reason that the property should not be made available for Garden Permits. There are 5 lots involved, on which permits could be issued individually. If, however, it is intended to break the site down into small individual garden plots, then I would suggest that the application for Garden Permit be made by the Downtown Eastside Residents' Association or some such body, who could then arrange for the reallocation of garden plots. The only charge is a fee of \$32.50 for a site not exceeding half an acre. However, if a permit were applied for, for each lot on an individual basis, the fee would be \$11.50 per lot for permit holder. The permit holder or holders are required to make their own arrangements for the supply of water."

cont'd

Standing Committee of Council on Social Services 3
 April 25, 1974

Clause No.3 continued

RECOMMENDED

THAT the City-owned Lots 10 to 14 amended, Block 56, D.L. 196, south side Cordova Street between Gore and Dunlevy Streets be leased to D.E.R.A. at no cost until August 31, 1974, at which time the site be turned back to the City in a neat and tidy condition.

FURTHER THAT the City Engineer provide suitable water service to the site, at no cost.

4. Possible Day Care Sites

On April 4, 1974, the Committee instructed the Supervisor of Property & Insurance to report back as soon as possible on sites for proposed day care centres in the following locations:

- (a) Along the north side of the 1000 Block Beach Avenue.
- (b) Park Site No.19.
- (c) Park Superintendent's Residence.
- (d) North west corner of 1st Avenue and Cassiar Street.

The Supervisor of Property & Insurance circulated a report dated April 24, 1974, for the information of the Committee.

With respect to the 1000 Block Beach Avenue Mr. Aitken advised that Lot B is reserved from sale because of ultimate possible requirement for a Thurlow Street connector to Burrard Bridge. Lot C, located under the Bridge, is leased for parking purposes for a term of 15 years from January 1, 1973. Lot B is a very large parcel and could accommodate both day care facilities and the parking which would be required for off-street parking facilities for the Crystal Pool Replacement located across Beach Avenue.

RECOMMENDED

THAT Council make available a portion of the City-owned Lot B, Block 14, D.L. 185, immediately abutting Beach Avenue for day care on the basis of a two-year lease at \$1 per year; with a suitable detailed report being submitted by the Supervisor of Property & Insurance, Superintendent of Parks & Public Recreation and the City Engineer.

FURTHER THAT the remainder of Lot B, Block 14, D.L. 185, be leased for parking subject to the conditions set out by the Director of Planning to the Supervisor of Property & Insurance in a memorandum dated September 12, 1972.

With respect to Park Site No.19 Mr. Aitken advised that all City-owned lots in the block bounded by Nicola, Haro, Broughton and Barclay Streets had been acquired on behalf of the Park Board, and the existing dwellings are all rented. This site would not seem to be appropriate as a report is being prepared for Council on expending funds to bring dwellings into compliance with new Fire Bylaw regulations.

cont'd

Standing Committee of Council on Social Services 4
 April 25, 1974

Clause No.4 continued

With respect to the Park Superintendent's Residence Mr. Aitken advised that Mr. Lefeaux would be reporting directly to the Committee on the conditions of the structure. It was felt that quick action was desirable on this particular site as the house is presently vacant. Alderman Marzari agreed to look at the residence and report back on its suitability for a day care centre.

RECOMMENDED

THAT Council make available the Park Superintendent's Residence on Lagoon Drive for a day care centre for 40 children on the basis of a two-year lease at \$1 per year subject to a report from Mr. S. Lefeaux, Superintendent of Parks and Public Recreation, on the condition of the structure.

With respect to the property at the N/W corner of 1st Avenue and Cassiar Street Mr. Aitken advised that this lot had been acquired for parking purposes and its use for a day care centre should be checked with the Park Board.

RESOLVED

THAT Messrs. P. Murphy of the Day Care Information Centre and J. F. Aitken, Supervisor of Property & Insurance, inspect the property (Lot 22, Block 3, Section 29) and report back to the Committee with a recommendation on its suitability for a day care centre.

5. God's Rescue Mission - 1974 Grant Request

The following report of the Director of Social Planning dated April 17, 1974, was received at the meeting by the Committee:

"The Director of Social Planning reports that, through an oversight, the grant request from God's Rescue Mission was not included in the 1974 Civic Grant Request report to the Standing Committees of Council on Finance and Social Services.

God's Rescue Mission provides food, counselling and emergency shelter in the Skid Row area.

The 1973 request was for \$5961; Council approved \$2000. The 1974 request is for \$4000.

The Director of Social Planning recommends a grant of \$2500 to be used for counselling services. Estimated CAP recovery is \$1250; net cost to the City, \$1250."

RECOMMENDED

THAT ~~the~~ recommendation of the Director of Social Planning as quoted above, be approved.

FURTHER THAT Rev. Malinda Thorne be invited to be present in Council during the discussion of this grant request.

(Note: The Committee has requested Rev. Malinda Thorne to be present in Council for Clause 5.)

The meeting adjourned at approximately 2:45 p.m.

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENT

April 25, 1974

A meeting of the Standing Committee of Council on Community Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, April 25, 1974 at approximately 3:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Harcourt
Alderman Marzari
Alderman Rankin

CLERK: D. Bennett

Adoption of Minutes

The minutes of the meeting held April 4, 1974 were adopted.

RECOMMENDATIONS1. Rivtow Straits

The Vancouver City Council on September 11, 1973 adopted the following recommendations of its Standing Committee of Council on Community Development dated August 16, 1973:

- "(1) RECOMMENDS that City Council continue to lease the Victoria Street end to Rivtow Straits Ltd. on the basis that the use of the first 150' in depth will be for parking, shipping, receiving and material storage, and the remainder of the street end and water lot will be used for servicing but not to include construction of vessels; on the understanding that:
- (a) Rivtow, within one year, will remove the propeller operation and move it into a completely sound-proofed building, or a building improved suitably and located to minimize disruption to the adjacent residential neighbourhood.
 - (b) landscaping is provided, the design of which is satisfactory to the Director of Planning; and the citizens will be afforded the opportunity to comment and make suggestions with respect to landscaping.
 - (c) parking is provided in locations as indicated on the plan attached as Appendix I to this report.
- (2) RECOMMENDS that Council approve in principle, the retention of two principal buildings on Lot 10, provided that the propeller grinding operation is not conducted in either of the two buildings.
- (3) RECOMMENDS that Victoria Drive south of Marine Drive be declassified as a truck route and to accomplish this the Engineer be authorised to make the necessary parking and street construction adjustments to allow the use of Argyle Street and Kent Avenues North and South as an alternative truck route to service this area."

Representatives of the Planning Department were present and advised that Rivtow Straits had, in their opinion, met the foregoing conditions and the officials were prepared to issue a development permit. However, Sam Vint, President of Fraserview Homeowners' and Tenants' Association, advised that the residents in the area were not satisfied with the proposed landscaping plan and suggested that a six-foot high burm be placed

Clause #1 continued:

along Kent Street where landscaping is proposed and in conjunction with the landscaping. The Committee discussed this proposal at length; however, it was the general feeling that a burm would not be a satisfactory solution as it would take up too much space and permission would have to be sought from B.C. Hydro for use of part of their right-of-way on which to place this burm. The Committee then discussed other means of reducing the noise by placing a wall or screen along the north face of the two easterly buildings on the site. It was thought that this, together with the landscaping, would assist in reducing the noise factor which emanates from the propeller shop. Mr. N. R. Cosulich of Rivtow, was also present and discussed the problem with the Committee.

The Planners advised that it is proposed to plant trees along the north face of the two buildings to assist in eliminating the noise factor.

Mr. Vint also brought to the Committee's attention the fact that West Coast Salvage are building a shipyard on the east side of the Rivtow Development. The Planning officials advised that West Coast Salvage have applied for a development permit and as this is an outright use, the Planning Department have no alternative but to issue the permit.

It was RECOMMENDED,

THAT with respect to the landscaping, the planting of trees on the north face of the two easterly buildings on the site proceed as recommended by the Planners with the suggestion of a screen or wall in the area being referred to the Planning Department for consideration.

2. Urban Open Space: West Broadway and MacKenzie Streets

On June 5, 1973 the City Council authorised the construction of a mini-park at West Broadway and MacKenzie Streets on a trial basis and the mini-park was to be made permanent if successful. The mini-park was built to provide a pleasant place for pedestrians, a "first step" in the eventual beautification of the West Broadway Commercial District. With respect to this Urban Open Space, the Director of Planning, in a report dated March 26, 1974, advised as follows:

"This urban open space has been in operation for seven months and a period of evaluation has been completed. The following points and their effect on the area were considered to be significant in the evaluation of the project:

- a) Would become a hang-out for "rowdies". This has definitely not occurred.
- b) Would become an untidy area. The Parks Board and Sanitation Department have taken good care of the mini-park so that it has been in a clean condition.
- c) Loss of parking space: The mini-park has used space that could be used for four cars. A Planning Department survey indicates that although there are periods of high demand, this is not a significant problem as there is presently adequate on-street parking in the area. Additionally, proposed buildings adjacent to the park will be providing additional off-street parking spaces.
- d) Curtailment of access to rear of stores from Broadway. This has occurred and is a problem.
- e) Community acceptance. Users of the park were asked their opinion on the park and over 95% of the approximately 500 responses were in favour of its continuance. Merchants surveyed in the immediate area were about 65% in

Clause #2 continued:

favour of the park's continuance. Those opposed were generally so because of the lack of access to rear of stores and loss of parking.

The mini-park is generally believed to be successful and a desirable improvement to the West Broadway commercial area. Its primary benefit has been to shoppers in the area by improving the pedestrian environment with a place to rest and relax and is subsequently a benefit to merchants. With proposed modifications, any apprehension some merchants may feel should be alleviated.

PROPOSED CHANGES

A development permit for the construction of a three storey office/retail building directly west of the mini-park has been issued. Also, there has been discussion of a new building immediately east of the park. These buildings will undoubtedly generate additional automobile traffic on MacKenzie Street. The proposed commercial developments on either side of the mini-park will increase the off-street parking at this location from approximately ten spaces to seventy spaces. It is, therefore, desirable to have access to the off-street parking facilities indirectly from West Broadway, via the short section of MacKenzie Street adjacent to the park. If this is not provided, increased traffic destined for the off-street parking will occur in the residential areas on 10th Avenue and MacKenzie Street.

A proposed modification to this mini-park will allow two-way traffic and improved access to the parking. This modification would reduce the size of the park so that its primary function would be an open area for resting.

The City Engineer advises that the cost of these alterations would be in the vicinity of \$1,200 which could come from the Beautification Capital Funds. A complete removal of the facility is \$1,000. The Parks Board has included in its 1974 Budget, sufficient funds for continued maintenance purposes.

It is considered desirable for the long term enhancement of the West Broadway area and the City that the continuance of this small urban, open space be approved.

WEST BROADWAY PLANNING COMMITTEE

The Community Development Committee established the West Broadway Planning Committee to discuss all aspects affecting the area. This group has considered the proposed modification and considers it desirable to maintain the mini-park with the recommended changes."

The Director of Planning recommended that City Council authorise the expenditure of \$1,200 from the Beautification Capital Fund for alterations to the West Broadway open space.

Your Committee RECOMMENDS,

THAT the foregoing recommendation of the Director of Planning be approved.

3. Condition for the Sale of Lots in the Adanac Area

In a communication dated April 18, 1974 Mr. Harold Foster and Mrs. Peggy Distefano, representing the Adanac residents, requested that the following conditions for the sale of lots in the Adanac area be approved by City Council.

- "(1) The City should stipulate that there must be no resale of lots for speculation. Any resale of lots should be at the same price as was established by the City in the original purchase.
- (2) Persons purchasing lots should be required to show evidence of a substantial start on building within sixty days of receiving permits."

The Chairman recommended that the City could, in marketing these properties, retain an option to repurchase the property at the original price and if construction has been commenced or completed, property could be purchased at the original price plus the actual cost of construction in the event that the purchaser does not complete the building the first year and remain in tenancy for at least one year. After due consideration,

It was RECOMMENDED,

THAT the general principle of the recommendation of the Chairman be approved - i.e. where City-owned lots become available for sale for residential construction purposes the City retain the right to repurchase the property at the original price and require construction to commence within one year and actual residency to continue for five years with provision to deal with special circumstances and that this become a general policy in the marketing of City-owned residential lots for sale including the Adanac/Charles area;

FURTHER THAT the matter be referred to the Supervisor of Property and Insurance and the Director of Legal Services for consideration and report.

The meeting adjourned at approximately 4:15 p.m..

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 355

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON WATERFRONT

April 25, 1974

A public meeting of the Standing Committee of Council on Waterfront was held in the Council Chamber, third floor, City Hall, on Thursday, April 25, 1974, at approximately 7:30 p.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Linnell
Alderman Gibson
Alderman Massey
Commissioner DuMoulin

CLERK: M. Cross

INFORMATION

1. Draft Sign By-law

The Chairman advised that at the direction of the Standing Committee on Waterfront and City Council the Planning Department was requested to prepare a Draft By-law for controlling and administering signs in the City. He stated that the purpose of the public meeting was to allow the Committee to hear the concerns of various groups and individuals throughout the City. The comments and briefs would be compiled and considered when a comprehensive study of the By-law is undertaken by the Committee and the Planning Department. Representatives of the sign industry and union will be invited to participate in the detailed discussions. Following this detailed study the Draft By-law will be presented to Council and will be available to all those concerned when Council considers the Draft By-law. If anyone still has concerns they will be able to present themselves to explain their views. If Council agrees to the Draft By-law presented by the Committee it will be referred to a public hearing at which time persons may again make representations if they so wish.

The following briefs and delegations were received by the Committee:

(a) Wallace Neon Ltd.

A written brief was received from Mr. P. Hangasmaa, General Manager, stating that it was their opinion that the current proposed sign legislation is unduly restrictive and complex to the point of being unworkable.

(b) Citizens' Council on Civic Development

Dr. T. Alden spoke to the brief submitted indicating that the C.C.C.D. strongly supports action by City Council to eliminate billboards and out-door advertising generally.

cont'd

Standing Committee of Council on Waterfront 2
April 25, 1974

Clause No.1 continued

(c) Vancouver City Planning Commission

A brief was submitted by Mr. E. Crowley, Chairman, stating that the matter of sign control is of concern to the Commission and their study of the detailed proposals is continuing.

(d) Claude Neon Ltd.

Mr. R. A. Banni spoke to the brief presented by Claude Neon. Concerns raised were:

- (i) Rather than prohibit third-party advertising there should be control in terms of site planning and aesthetics.
- (ii) Question of discretionary power to the Director of Planning.
- (iii) Unacceptability of 5-year length for permits.
- (iv) If leasing of signs was discontinued there would be a question of maintenance.

(e) Urban Design Panel

Mr. Henry Hawthorn, Chairman, presented the brief. He stated that the Panel feels a Sign Control By-law is long overdue and urges Council to support the limitations on the scale of signs and prohibition of billboards and third-party advertising.

(f) Neon Products Ltd.

Mr. R. Oliphant presented the brief. Their major concern was limiting the life of the sign permit to 5 years.

(g) Mr. J. Konst

Mr. Konst supported the brief presented by the Urban Design Panel.

(h) Nomad Signs

Mr. Dave Yanor presented the brief stating that he was in the process of establishing a portable sign rental business and outlined the inequitable method limiting the size of portable signs.

(i) Seaboard Advertising Co. Ltd.

Mr. J. Finlayson spoke to the brief presented by Seaboard with respect to billboards. He described the automated billboard known as a "trio" which would replace billboards on roof tops. He submitted a brochure indicating before and after pictures of intersections where "trios" had been erected and billboards removed.

(j) Sheet Metal Workers Union

Mr. Fred Campbell expressed the concern that Sheet Metal Union Workers have with respect to the elimination of signs in the City.

Standing Committee of Council on Waterfront 3
April 25, 1974

Clause No.1 continued

(k) Sign-O-Lite

A brief from Mr. D. R. Armitage, President and General Manager, was submitted expressing such concerns as the extremely restrictive proposals, the 5 year life of the sign and restrictions on signs in Gastown and Chinatown.

(l) West End Planning Team

A brief from Mr. J. Lynn Uibel, Co-ordinator, was presented to the Committee. The brief stated that while the proposed Sign By-law reflects the concerns of the Planning Team adequately, they would like consideration to be given to signs in Waterfront districts.

(m) Imperial Oil Ltd.

A letter dated April 25, 1974, from Mr. S. Ruocco was presented to the Committee opposing the 5 year conditional use of signs and the amount of discretionary power invested in the Director of Planning.

Employees of Wallace Neon were in the audience and expressed their concern. The Chairman suggested that they submit a brief to the Committee or directly to Council for consideration when they examine the Draft By-law.

The Chairman thanked those who had submitted briefs and appeared as delegations. He summarized the main points of contention in the brief as follows:

- (i) Elimination of billboards.
- (ii) Amortization period for signs.
- (iii) If Council does away with the leasing of signs how would maintenance be controlled.
- (iv) The amount of discretionary power invested in the Director of Planning.

He advised that the Committee would be thoroughly reviewing the Draft By-law, prior to submission to Council.

RESOLVED

THAT the foregoing briefs and presentations be received and further consideration be deferred to a future meeting of the Committee.

The meeting adjourned at approximately 9:10 p.m.

(NOTE: The written briefs which were submitted to the Committee are on file in the City Clerk's Office.)

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

MAY 2, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, Third Floor, City Hall, on Thursday, May 2, 1974, at 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Aldermen Linnell and Volrich

ABSENT: Alderman Harcourt

CLERK
TO COMMITTEE: Marilyn Clark

INFORMATION1. "Step '74" Student Summer Employment

The Committee had for its consideration 2 reports from the City Engineer recommending approval of an additional 3 students to be hired on the "Step '74" Student Summer Employment Program.

The proposals advanced all fell into Type 2 requiring city funding and were categorized as follows:

<u>Project No.</u>	<u>Department</u>	<u>Name of Project</u>	<u>No. of Students</u>
40	Engineering	Cable Splice Computerization & Traffic Signal Records	1
41	Engineering	Street Lighting Inventory	1
42	Board of Admin.	Revision of Administrative Manual	1

Your Committee,

RESOLVED,

THAT the above three student positions be approved for a City expenditure of \$2,703.00 plus additional costs of \$1800.00 for materials and vehicle rental for the Engineering Assistant I required for the Street Lighting Inventory Project.

RECOMMENDATION2. Potential Changes in Taxation Policy

Your Committee considered, on March 21, 1974 a report from the Director of Finance in regard to the status of a study on potential changes in taxation policy in the following areas:

Cont'd

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Clause 2 Cont'd

1. Special Area/Special Purposes Tax - essentially a differential mill rate by use and/or area.
2. Parking Tax - on parking spaces downtown.
3. Taxation of Improvements at 100% of Value.
4. Added Value Tax - tax on value added through rezoning.

The Committee at that time resolved,

"That the Director of Finance will investigate the possibility of hiring consultants to work with the City staff and prepare a report to this Committee on 1, 2, and 4 above and that the City staff continue preparation of a report on item 3."

The Committee had for its consideration this day, a report from the Director of Finance outlining a method to deal with this study. The Director of Finance reported that following discussion with Professor Michael Goldberg of the Faculty of Commerce and Business Administration and Professor Craig Davis of the School of Community and Regional Planning at U.B.C. that Dr. Goldberg and Dr. Davis would be willing to take on a study of Item 2 and 4 above. He reported that in respect of Item 1, the Special Area /Special Purposes Tax, they felt the subject was not researchable in the normal sense and could see no better alternative than trial policies initiated by City Council in selected areas. These might then be monitored to get some feeling for their impact and success, given the Council's goals and objectives for different parts of the City. As part of the research proposal, Drs. Goldberg and Davis would be asked to expand on this for clarification.

The report of the Director of Finance proposed that Dr. Goldberg and Dr. Davis clearly define the two study areas, being the Parking Tax and the Added value Tax, specify appropriate research frameworks and methodologies, develop a preliminary annotated bibliography and identify suitable students to carry out the research. He reported that the feeling was that the definition and methodology could be defined within two or three weeks and that at the most 3 graduate level students would be required for the summer to do the research and analysis with a report to be ready at the end of the summer.

The Director of Finance indicated that the study, if approved, would take place in direct liaison with the Finance Department and that both he and the Director of Planning would be involved throughout.

Your Committee,

RECOMMENDS,

THAT the City proceed with the study as outlined by the Director of Finance and that \$10,000 be provided from Contingency Reserve for the cost of the study.

FURTHER, that there be a report back to an informal meeting of the Committee in approximately 3 weeks, as the framework for the study develops.

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3. Property Tax Exemption - Metropolitan Co-operative Theatre Society.

When dealing with Cultural Grants on March 21, 1974 your Committee tabled the recommendation of the Director of Social Planning to provide a grant of \$500.00 to the Metropolitan Co-operative Theatre Society pending a report from the Director of Finance on the tax exempt status of this group as a non-profit society.

Your Committee received this day, a report from the Director of Finance and the Director of Legal Services advising that the Metropolitan Co-operative Theatre Society is not exempt from property taxes and noted the Society's request for a grant of \$3,331.00, an amount equal to their 1973 taxes.

Your Committee also noted that the grants approved by City Council in 1973 and 1972 were \$3,327.00 and \$3,780.77, respectively.

The Committee discussed the merits and demerits of tying grant amounts to such things as property taxes and following discussion,

RECOMMENDS,

THAT an amount, based on financial need, of \$3,000.00 be approved for 1974, as a Cultural Grant to the Metropolitan Co-operative Theatre Society.

INFORMATION

4. Proposed Major Study re: Indemnities for Mayor and Aldermen

On March 6, 1973 City Council approved the following recommendation of the Committee with respect to indemnities to members of Council:

a) that a major review of Council salaries be undertaken in 1974, when possible changes in civic government will have been decided on.

b) that no major changes in such salaries proposed by this Council take effect before January 1, 1975.

Your Committee had for its consideration a suggestion by the Chairman that the Vancouver Board of Trade and the Vancouver and District Labour Council be requested to undertake a joint study of the indemnities of elected officials, and to recommend to Council by September 1974 a scale of indemnities for Mayor and for Aldermen effective January 1975, which would be appropriate to the work and responsibilities of these offices and permit a wide range of citizens to run for these offices.

Considerable discussion ensued as to whether an indemnity to an elected official was not in fact an honorarium that had little relation to the duties, responsibilities and the hours involved. It has not been a city policy, it was pointed out, to pay elected officials for the time they put in.

On the other hand, perhaps there are qualified people interested in running for office, who cannot because their particular vocation or profession would suffer and the Aldermanic indemnity alone would not provide a livable income.

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Clause 4 Cont'd

It was concluded that, in considering the indemnity as an honorarium, perhaps there was no need for such a study as recommended by the Chairman at this time.

It was,
RESOLVED,

THAT no action be taken at the present time and that the topic will be discussed again in Committee in two or three weeks, giving members an opportunity to consider the matter further.

RECOMMENDATION

5. Indemnities for 1974 for Park Board Commissioners

A request had been received from the Park Board that their indemnities be increased from \$1,000.00 to \$2,000.00 per year, which would bring them to the same level as School Board Trustees.

Your Committee,
RECOMMENDS,

THAT Park Board Commissioners' indemnities be increased to \$2,000.00 per year, effective in 1974.

INFORMATION

6. V.T.R. Equipment Presentation

A letter was received from the Medical Health Officer requesting one half hour at a future meeting of the Committee to present a demonstration of V.T.R. equipment.

The Committee did not allow the recent budget appeal of the Health Department when they requested approval of funds for the purchase of V. T. R. equipment.

It was noted that the value of the equipment was not being questioned but rather the amount of use it would receive. Commissioner Ryan noted that there was a request for similar equipment being considered for a different civic department at the moment.

It was,
RESOLVED,

THAT the Medical Health Officer's request for presentation be declined and that it be suggested to him that a log be kept over the next 6 month period of when equipment is needed, when it is available and when it is not available.

The Committee adjourned at 2:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 355-6